

Infill Residential Development

Frequently Asked Questions

Please see below for answers to some of the questions we have received the most since the introduction of this ordinance.

Q: What is infill?

A: The most common definitions from planning literature for infill are. . .

- a) Land that is vacant and underdeveloped within areas that are already largely developed. (Santa Rosa, Calif.)
- b) Any vacant lot or parcel within developed areas of the city, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, schools, and fire protection have already been developed and are provided (...). (Boise City, Idaho)

Q: How will the City of Kansas City define infill?

A: Kansas City, Missouri shall define infill residential development and infill residential lot in a way that is contextual to the city—

- a) **Infill residential development:** Any residential development (whether existing, new construction, or modification to an existing residential structure) on an infill residential lot.
- b) **Infill residential lot:** Any lot zoned residentially and meeting one or more of the following criteria:
 - a. Described by deed or plat recorded prior to January 1, 1954, or
 - b. Annexed into the corporate limits of Kansas City prior to January 1, 1954

Q: What is development?

A: Development is the building, construction, renovation, improvement, separation, combination, and any other manner of maintenance or change on a parcel of land.

Q: Who is a developer?

A: Any individual, corporation, partnership, or entity who finances, manages, invests, maintains, or owns a property and contributes to the development and redevelopment of it.

Q: What is a subdivision?

A: Subdividing is how lots are made. KCMO currently has two procedures for subdividing land—

- a) Major Subdivisions; requires Planning Commission and City Council approval.
- b) Minor Subdivisions; administratively approved. For example, a lot split, lot line adjustment, or lot consolidation

Q: What is administrative approval?

A: An administrative approval is an application type that is approved by city staff.

Q: What is an entitlement process?

A: An entitlement process is an application type which requires approval from and a public hearing before the City Plan Commission, City Council, and/or the Board of Zoning Adjustments. For example, a development plan, a special use permit, a variance, or a rezoning.

Q: What is by-right development?

A: By-right development is uses and development that meet the existing zoning and development standards and requirements and does not require an entitlement process or an administrative approval process.

Q: What is a non-conforming/conforming lot?

A: A lot which does not meet current zoning standards. A conforming lot meets the lot and building standards.

Q: Is my lot non-conforming?

A: Visit the [Nonconforming Parcels WebApp](#) and search your property's address. Make sure you have the 'MVA 2021' layer off to avoid confusion and the 'Nonconforming Parcels' layer on. If your property is shaded purple it means that it is considered *non-conforming* under the current zoning and development standards.

Q: Why can't my lot just be grandfathered in?

A: "Grandfathered in" is a common term that does not necessarily correspond with a city process. Though technically all legally created city lots are, and the lot as it is developed, can still be utilized. However, if you seek to make improvements to the lot (or the residential building on it) you may encounter difficulty. The purpose of this amendment is to remove that obstacle.

Q: What if there are preexisting mini-mansions and bungalows on one block face?

A: Existing structures will not be affected or forced to change. Existing developments would be considered as part of the existing context. The reason we want to consider the whole block face is that we want the neighborhood's established character captured. Including one or two adjacent properties would skew the results in a direction that may not represent the predominant character.

Q: How is this stopping and/or encouraging gentrification?

A: This ordinance is not intended to encourage or stop gentrification.

Q: How will this influence infrastructure for new developments and the surrounding lots?

A: The proposed ordinance would create guidelines for contextually appropriate development. Though as is currently required, appropriate infrastructure for the density proposed at a particular site will still be required.

Q: How does Market Value correlate with development or the lack thereof?

A: All municipal codes influence the market. This amendment can benefit both small scale (single or less than five properties) or large-scale development. Without a formal analysis from an economic development specialist, city planning staff have no way to predict exactly how this ordinance will affect the market. This is a unique and extensive process to undertake for a text amendment, the City Council can instruct/provide city planning staff with the resources to do this.

Q: How will this ordinance encourage development and who is it encouraging it from?

A: While incremental and large-scale development can occur right now, incremental developers are often discouraged by the complexity, length, and expense of our processes. An incremental developer is not developing large-scale projects. It could be you. It could be the church down the street. It could be a nonprofit. It may be a for-profit family company. These entities do not have a draft of lawyers, architects, and engineers to help them navigate the policies as a large-scale developer does. Faced with policies that discourage the scale of development they might want to do these entities often choose to abandon the project altogether. We want to change our policies in a way that encourages them and provides a more streamline process.

Q: What do the current standards incentivize?

A: Current standards incentivize conventional, large-scale development. They incentivize the development of new neighborhoods, not reinvestment in existing ones.

Q: Who do the current standards incentivize?

A: Current standards benefit property owners on the fringe of the city's urban development. The proposed amendment would help to even the playing field.

Q: If someone has already requested to have their lot line adjusted, would this process still apply to them?

A: If you have already paid and started the minor subdivision process you may continue with this process. However, in the future, if the intent is to reestablish previously platted lot lines, this will be

a process you can do by-right. Other kinds of minor subdivisions will still require administrative approval processes.

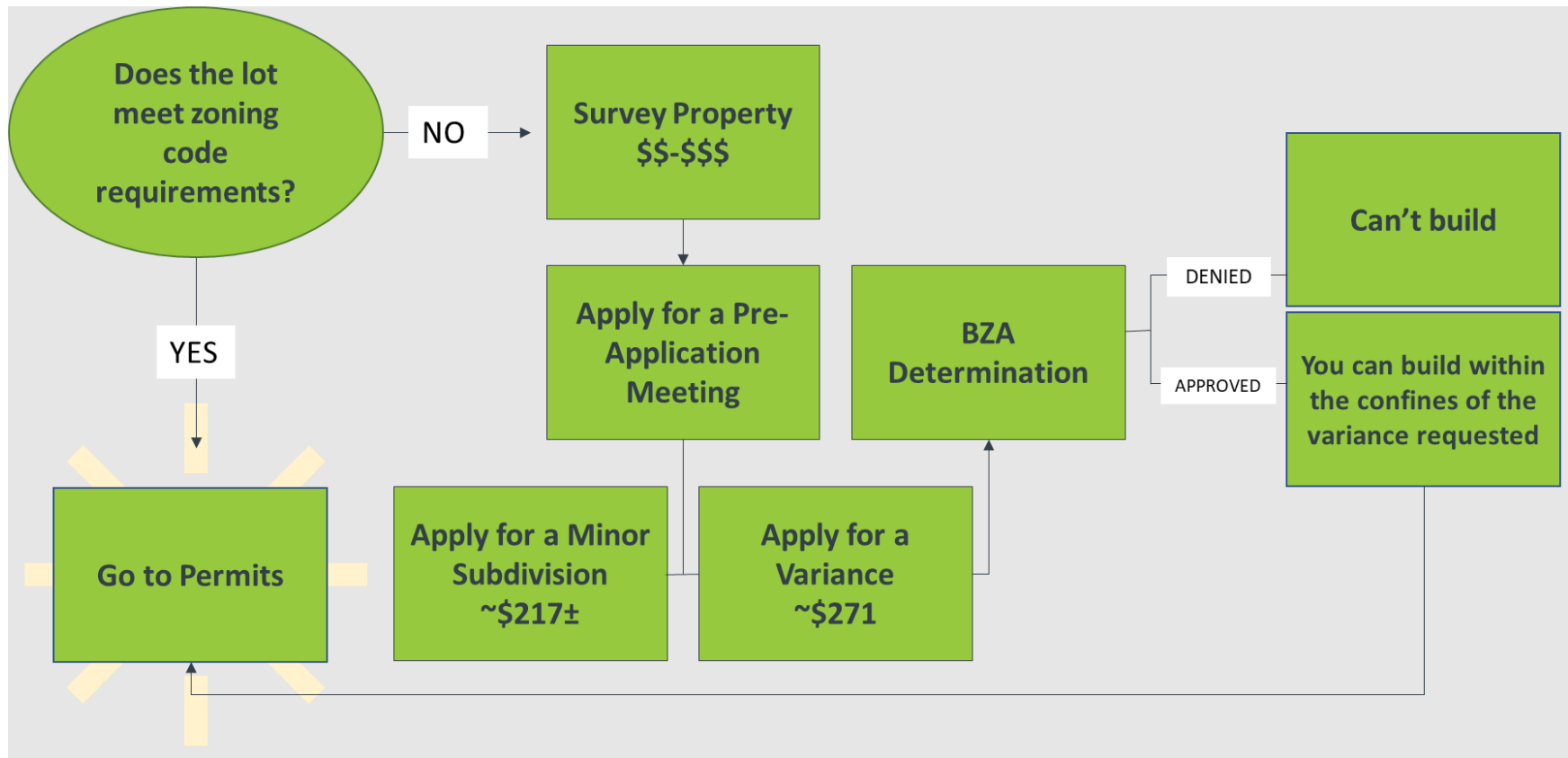
Q: How does the "re-establishment" of the lot lines affect the lot and building standards?

A: Reestablishing lot lines under our current standards would require the developer to get variances to the lot and building standards if the lot is below the current standards associated with the current zoning. Our proposed infill development standards intend to create contextual standards which will result in fewer variance requests.

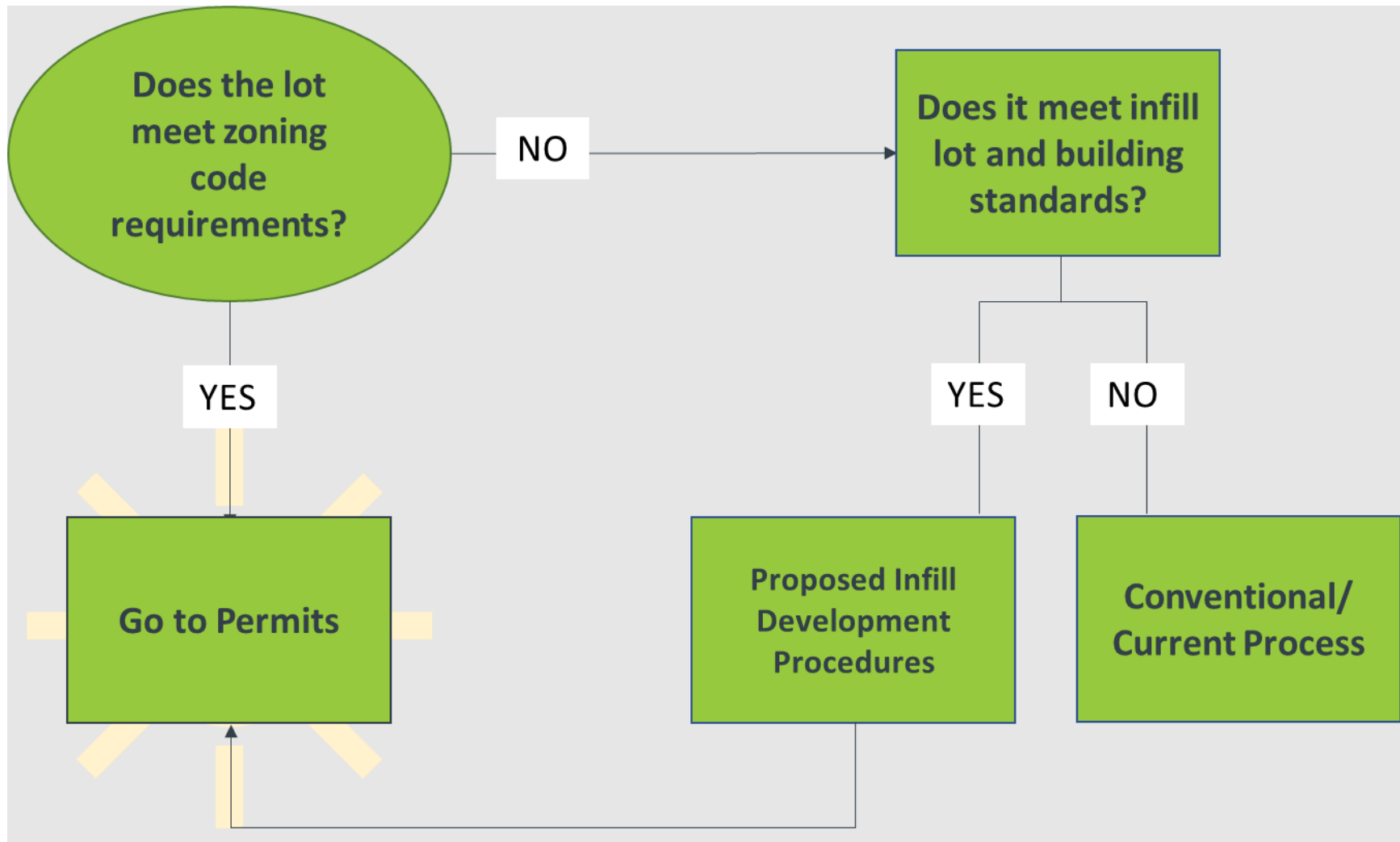
Q: How did the 20-lot number come from? 20 seems like a large number, why not 10 or 12 lots?

A: 20 was chosen based on the average number of lots on a block face across the city.

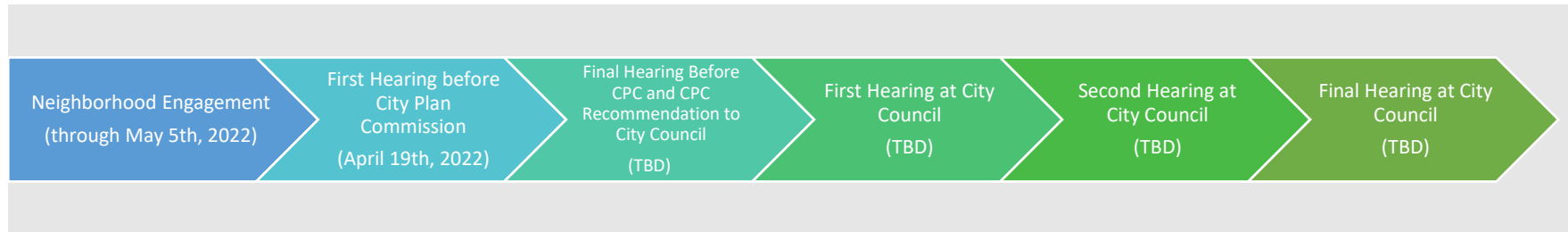
Q: What is the current process?



Q: What is the proposed process?



Timeline



If you do not see an answer to your question please submit your questions on the [Chapter 88 feedback form](#).